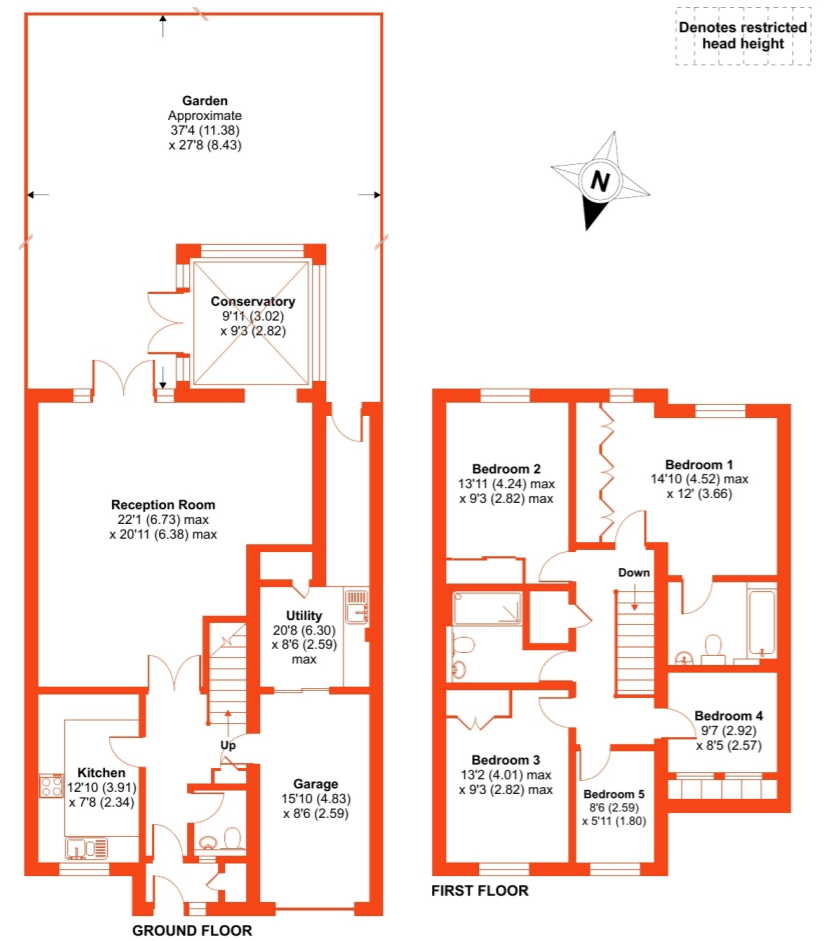


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Dellfield Close, Beckenham, BR3**

Approximate Area = 1842 sq ft / 171.1 sq m (Includes Garage)  
 Limited Use Area(s) = 12 sq ft / 1.1 sq m  
 Total = 1854 sq ft / 172.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Proctors. REF: 1001760

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

**2 Dellfield Close, Beckenham BR3 5UJ**  
**£850,000 Freehold**

- Five bedrooms
- Shower room & en-suite bathroom
- 40' south facing garden
- Modern fitted kitchen
- Utility room & cloakroom
- uPVC double glazing & central heating
- 22'1" x 20'11" Reception room
- Garage & off street parking

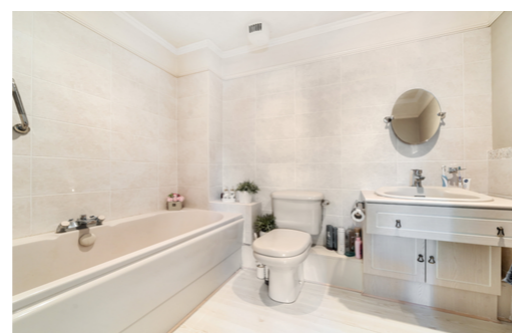


## 2 Dellfield Close, Beckenham BR3 5UJ

This delightful five bedroom house offers bright and spacious accommodation and forms part of this small quiet cul-de-sac well located for Beckenham Place Park and Ravensbourne Railway Station. The property that comes to the market in good decorative order is being marketed for the first time since built in the 1980s and benefits from a welcoming entrance hall, 22'1" x 20'11" reception room with double doors to the south facing garden and an archway to the uPVC double glazed conservatory, there is also a modern fitted kitchen with integrated appliances and a cloakroom. To the first floor there are five bedrooms, the main bedroom having an en-suite bathroom, there is also a re-fitted shower room. There is uPVC double glazing and central heating. The 40' south facing rear garden is paved and has flower and shrub borders. The driveway to the garage provides off-street parking.

### Location

Dellfield Close is a popular cul-de-sac located 0.4 of a mile from Ravensbourne Railway Station with services to Blackfriars, Beckenham Junction Railway Station with services to Victoria and Charing Cross is about 0.8 of a mile away. An entrance to Beckenham Place Park is 0.3 of a mile away. Beckenham High Street with its shops, restaurants and bars is within a mile.



### Ground Floor

#### Entrance Porch

enclosed, obscure window to front, door to side, two built-in cupboards, one housing gas meter, front door to

#### Entrance Hall

built-in coats/storage cupboard, wooden laminate flooring, radiator, coving

#### Cloakroom

obscure window to front, fitted with a coloured suite comprising, wall mounted wash basin with mixer tap, toilet with concealed cistern, chrome heated towel rail, wooden laminate flooring, coving

#### Kitchen

3.91m x 2.34m (12' 10" x 7' 8") uPVC double glazed windows to front with wooden shutters, fitted with a range of modern white units comprising inset double bowl sink with mixer tap, waste disposal and cupboards under, working surface to three walls with cupboards and drawers under, built-in Indesit electric double oven and 4 ring Neff halogen hob with extractor funnel over, integrated Neff dishwasher and Hotpoint fridge, eye level cupboards to two walls, breakfast bar, serving hatch to dining area, wooden laminate flooring, spotlights

#### Reception Room

6.73m x 6.38m (22' 1" x 20' 11") uPVC double glazed windows and double doors with wooden shutters to garden, archway to conservatory, double radiator, single radiator in decorative casing, attractive fireplace with electric fire, picture rail, coving

#### Conservatory

3.02m x 2.82m (9' 11" x 9' 3") uPVC double glazed windows to three sides, uPVC double glazed doors to garden, double radiator, wooden laminate flooring

### First Floor

#### Landing

built-in airing cupboard housing hot water tank and shelving, access to loft, coving

#### Bedroom 1

4.52m x 3.66m (14' 10" x 12' 0") uPVC double glazed windows with wooden shutters to rear, mirror fronted wooden wardrobes to one wall, radiator, picture rail, coving, door to en-suite

#### En-Suite Bathroom

fitted with a coloured suite comprising panel bath with mixer tap and shower attachment, inset wash basin with mixer tap and cupboards under, toilet, heated towel rail, tiling to four walls, picture rail, coving, wooden laminate flooring, extractor fan, spotlights

#### Bedroom 2

4.24m x 3.82m (13' 11" x 12' 6") uPVC double glazed windows with wooden shutters to rear, mirror fronted wardrobes to one wall, radiator, picture rail, coving

#### Bedroom 3

4.01m x 2.82m (13' 2" x 9' 3") uPVC double glazed windows with wooden shutters to front, built-in double wardrobe, radiator, coving

#### Bedroom 4

2.92m x 2.57m (9' 7" x 8' 5") uPVC double glazed windows with wooden shutters to front, radiator, coving

#### Bedroom 5

2.59m x 1.80m (8' 6" x 5' 11") uPVC double glazed windows with wooden shutters to front, radiator, coving

### Shower Room

superbly re-fitted with a white suite comprising walk-in double shower cubicle with shower attachment and rain head, wash basin with mixer tap and deep cupboard under, toilet, tiled shelf, mirror, extractor fan, chrome heated towel rail

### Outside

### Garden

there is a south facing easily maintained paved rear garden with flower and shrub borders, some 40' in length, outside lights

### Integral Garage

4.83m x 2.59m (15' 10" x 8' 6") electric door, light and power and tap, door to the entrance hall and sliding door to utility room

### Utility Room

6.30m x 2.59m (20' 8" x 8' 6") inset single drainer stainless steel sink with mixer tap and cupboards under, working surface to one wall, plumbing and space for washing machine, eye level cupboards to two walls, cupboard housing Ideal Mexico gas fired boiler for central heating and hot water, door to garden

### Council Tax

London Borough of Bromley - Band F